

File Name: JAC 60th Short Plat

File Number: STP-009877-2021



Instructions for Applicants

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items, and a notarized affidavit of ownership (if applicable).

Specific Type of Land Use Application to be submitted (check all that apply):

- | | | |
|--|--|---|
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Landscaping (not with PDR app) | <input type="checkbox"/> Wireless Communication Facility |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Project Design Review (PDR) | <input type="checkbox"/> Other (please specify): |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Rezone/PUD | |
| <input type="checkbox"/> Boundary Line Adjustment/ Lot Comb. | <input checked="" type="checkbox"/> Short Subdivision (Short Plat) | <input type="checkbox"/> Comprehensive Plan Suggested Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision (Long Plat) | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Environmental Review (SEPA) | <input type="checkbox"/> Variance | |

Please Print or Type Legibly

Applicant: JAC Consulting, LLC Attn: Pat Crosby			Phone: (206) 650-5118
Address: 6406 208th St SW			Cell: (206) 650-5118
City: Lynnwood	State: WA	Zip: 98036	Fax:
E-Mail: patrickcrosby@frontier.com			
Contact Person, if different: Lee A. Michaelis			Phone:
Address: 5005 200th St SW, Suite 101-B			Cell: (425) 830-1046
City: Lynnwood	State: WA	Zip: 98036	Fax:
E-Mail: lee.michaelis@pugetsoundplanning.com			
Property Owner(s), if different: Same As Applicant			Phone:
Address:			Cell:
City:	State:	Zip:	Fax:
E-Mail:			
Site Address(es): 16706 60th Ave W			Zoning: RS-8
Assessor Parcel Number(s) – (APNs): 005131 000 111 06			Comp. Plan Designation:
Description of Proposal: Three Lot Short Plat			
I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.			
Signature of Applicant/Agent: 			Date: 7/6/2021
Signature of Property Owner: 			Date: 7/6/2021

Short Subdivision Application

File Name:

File Number:

Proposed Plat Name: JAC 60th Ave W 3-Lot Short Plat

Parcel Number(s): 005131 000 111 06

Site Address(es): 16706 60th Ave W

I/We wish to subdivide our lot(s) into: **Three** lots

PRELIMINARY APPROVAL

A Land Use Application for a Short Subdivision is deemed complete when it is accompanied by the required items identified below. Please be advised that additional information may be required. No application shall be considered complete if any of the required information is missing. Additional copies of certain items will be required later in the process.

REQUIRED ITEMS – ALL MATERIALS SHALL BE ELECTRONIC (PDF) UNLESS OTHERWISE NOTED

- ☒ 1. Land Use Application Cover Sheet, with original signature(s).
- ☒ 2. A written statement by the owner listing any adjacent, contiguous parcel(s) in which the owner has an interest through ownership, contract for purchase, earnest money agreement, or option through any person, firm, or corporation (including the name, address, and telephone number of all such persons, firms, or corporations).
- ☒ 3. A statement or map containing the following:
 - A. The existing zoning classification;
 - B. The square footage computation of each lot or parcel, excluding square footage of land in access panhandles and/or private roads;
 - C. The source of the water supply; and
 - D. The method of sewage disposal.
- ☒ 4. Two (2) copies of the preliminary short plat drawn to scale on paper not larger than 11-inches by 17-inches showing:
 - A. The date, scale, and north arrow;
 - B. All existing and proposed boundary lines;
 - C. Dimensions, square footage and number assigned to each existing and proposed lot or parcel (the square footage of land in access panhandles and/or private roads shall not be included in the lot size computation);
 - D. All existing structures;
 - E. All setbacks for existing structures;
 - F. The location of any sensitive areas defined in LMC Title 17 as known to the applicant at the time of submittal; and
 - G. Proposed location of front and rear yards for proposed lots.
- ☒ 5. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.
- ☒ 6. A copy of all recorded documents pertaining to the subject property.

[illegible]

- | | |
|--|------|
| | K.R. |
|--|------|

- | For Staff Use ONLY | |
|--------------------|--------|
| Verified | Waived |
| | |
| | |
| | |

[illegible]

- [illegible]

20816 44th Ave. W, Suite 230 | PO Box 5008 | Lynnwood, WA 98046-5008 | Phone: 425-670-5400 | Fax: 425-771-6585 | www.lynnwoodwa.gov

related to this application.

7. In each application the burden of proof rests with the applicant, petitioner or proponent.

8. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.

I/We Pat Crosby, owner(s) of the property
commonly known as 16706 60th Ave W, do hereby apply for permission to subdivide
the above-referenced property. I/We certify that the information provided in this application, including all submittals and
attachments, is true and correct to the best of my/our knowledge.

Signature of Owner:



Date: 7/6/2021

Please print name:

Patrick Crosby

Land Use Series Affidavit of Ownership

File Name:

File Number:

Property Owner: Patrick Crosby

Contact Address: 6406 208th St SW Lynnwood, WA 98036 Phone: (206) 650-5118

Any person with a verifiable interest in the subject property must complete this form. If the above property owner has an express interest in additional parcels involved in the listed project than there is space provided for below, those parcel numbers and associated legal descriptions must be provided on further copies of this form.

Site Address: 16706 60th Ave W APN: 00513100011106

Legal Description: See Attached - The current legal description and after the BLA legal is provided

Site Address: _____ APN: 00513100011106

Legal Description: _____

AFFIDAVIT OF OWNERSHIP – To Be Completed in the Presence of a Notary Public

I, Patrick Crosby, being duly sworn, depose and say that I am the owner of record of that certain real property identified as Snohomish County Parcel Number(s) 00513100011116, and that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.

Signature of Owner: _____

Date: 7/6/2021

Please print name: _____

STATE OF Washington
COUNTY OF Snohomish



I certify that I know or have satisfactory evidence that
x PATRICK CROSBY is the person
) ss. who appeared before me, and said person acknowledged that he
) signed this instrument and acknowledged it to be his free and
voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN TO before me this 6TH day of
JULY 2021.

NAME (print): LEE A. MICHAELIS

NAME (sign): [Signature]

Notary Public in and for the State of WA

Commission Expires: 9/1/2023

JAC Consulting, LLC Legal Description



Property Owners

JAC Consulting, LLC
16706 60th Ave W
Lynnwood, WA 98037
(206) 650-5118
patrickcrosby@frontier.com

Legal Descriptions

005131-000-111-06 Before:

THE SOUTH 80 FEET OF THE NORTH 400 FEET OF THE EAST HALF OF TRACT 111, PLAT OF MEADOWDALE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

005131-000-111-06 After:

THE SOUTH 80 FEET OF THE NORTH 400 FEET OF THE EAST HALF OF TRACT 111, PLAT OF MEADOWDALE BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH 80 FEET OF THE NORTH 320 FEET OF THE EAST HALF OG TRACT 111, PLAT OF MEADOWDALE BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE EACT 150 FEET THEREOF.

SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 00° 39' 58" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 4.93 FEET;
THENCE NORTH 88° 32' 45" EAST PARALLEL TO THE SOUTH LINE THEREOF A DISTANCE OF 98.34 FEET;
THENCE NORTH 00° 39' 58" WEST, A DISTANCE OF 4.80 FEET;
THENCE NORTH 88° 32'45" EAST PARALLEL OT SAID SOUTH LINE A DISTANCE OF 62.81 FEET TO THE EAST LINE THEREOF;
THENCE SOUTH 00° 50'16" EAST ALONG SAID EAST LINE A DISTANCE OF 9.73 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 88 32' 45" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 161.18 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

July 6, 2021

Kirk Rappe, AICP
Associate Planner
Development & Business Services
City of Lynnwood
20816 44th Ave W, Suite 230
Lynnwood, WA 98036

**RE: Application for JAC Consulting, LLC 60th Ave 3-Lot Short Plat
16706 60th Ave W
005131 000 111 06 (Also Known as Parcel 2 City of Lynnwood BLA-009827-2021)**

Mr. Rappe,

I, Patrick Crosby, of JAC Consulting, LLC, as applicant of the proposed three lot short plat and owner of the property located at 16706 60th Ave W in the City of Lynnwood, State of Washington, do hereby apply for a three-lot short plat for the property referenced as Parcel 2 currently being reviewed as part of City of Lynnwood Boundary Line Adjustment File No. BLA-009827-2021.

As applicant of the proposed three-lot short plat and the current boundary line adjustment, I request consolidated review of both applications. I understand that requesting consolidated review of these applications comes with risks that I am willing to accept. I acknowledge that if the city requires modifications to the Boundary Line Adjustment to issue approval, the proposed lot lines of the three-lot short plat will also need to be revised for consistency. I also acknowledge and agree that if a required modification to the Boundary Line Adjustment prevents the proposed three-lot Short Plat from meeting city code requirements, the proposed three-lot subdivision could be denied. In the event a three-lot short plat cannot be approved, a new short plat, meeting code requirements would need to be submitted for further review.

Dated July 6, 2021.



Patrick Crosby

Rest of page left blank, notary signature on following page.

State of Washington)
) ss.
County of Snohomish)

I certify that I know or have satisfactory evidence that Patrick Crosby is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath that he was authorized to execute this instrument and acknowledged it as the Manager of JAC Consulting, LLC a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 6th day of July 2021.



A handwritten signature in black ink, appearing to read "Lee A. Michaelis", written over a horizontal line.

Lee A. Michaelis
NOTARY PUBLIC in and for the State of
Washington, residing at Shoreline.
My Appointment Expires September 01, 2023.